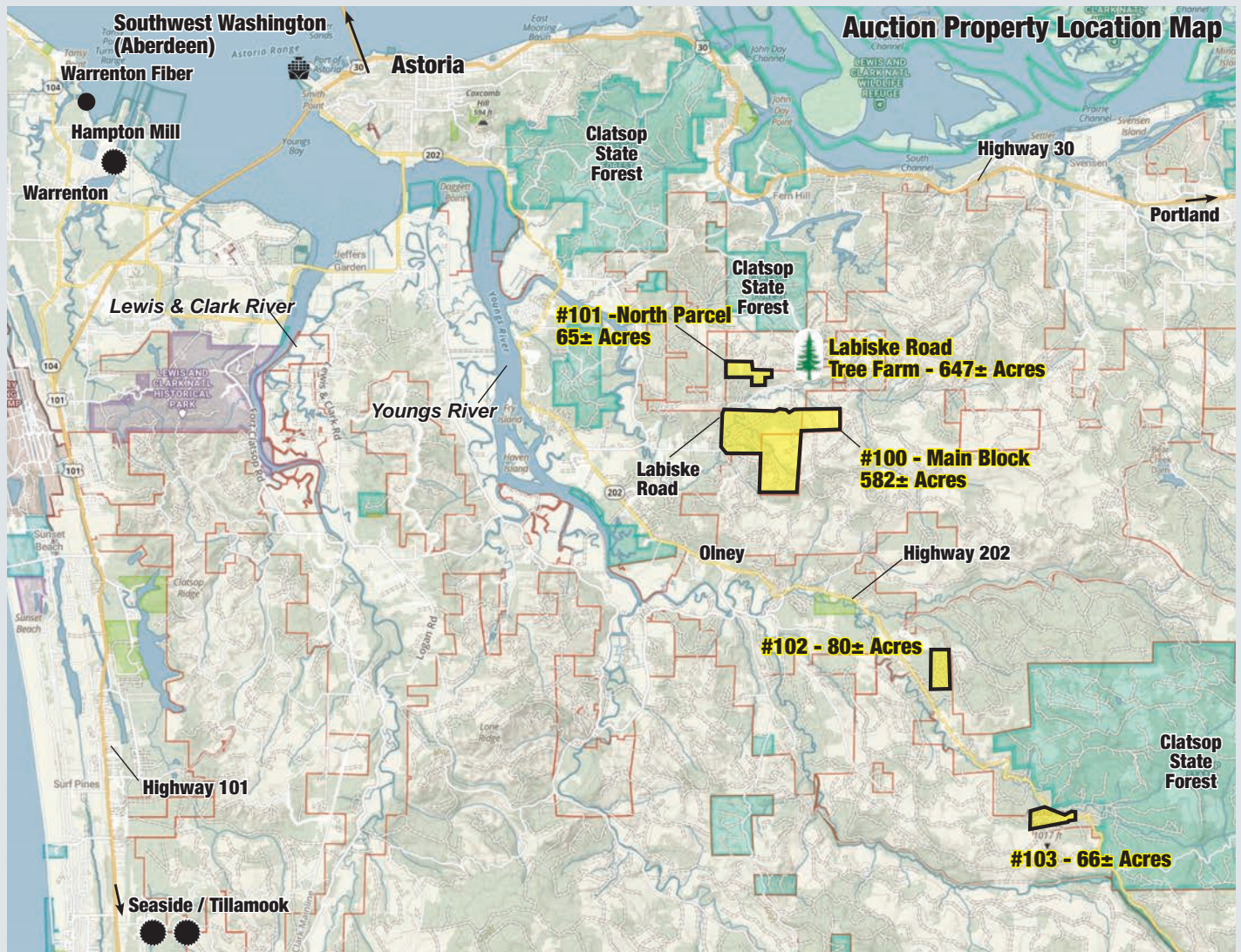


**Highway 202 North Timber Tracts with 4,289± MBF near Astoria Clatsop County, Oregon**



	102	103
<b>PUBLISHED RESERVE:</b>	\$690,000*	\$695,000*
<b>LAST ASKING:</b>	First Time Offered	First Time Offered
<b>SIZE:</b>	80± Acres	66± Acres
<b>ELEVATION:</b>	240± to 400± Feet	400± to 780± Feet
<b>ZONING:</b>	F-80	AF

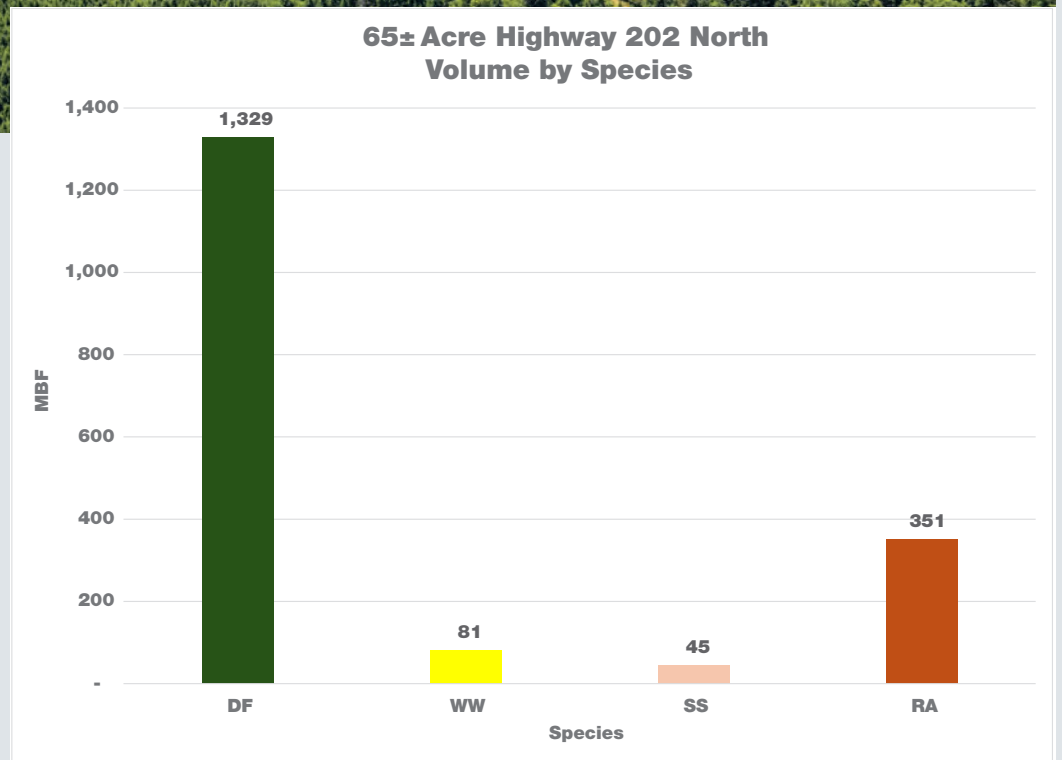
**PROPERTY INSPECTION:** Locked Gates. Contact Auction Information Office info@rmnw-auctions.com or 800-845-3524

**FINANCING:** None – all cash. AgWest Farm Credit is preferred lender and financing may be available. Contact Megan Cox, Relationship Manager, at 509-939-4471 or megan.cox@agwestfc.com for more information.

**DESCRIPTION:** These two small timber tracts are located south of the small community of Olney, along Highway 202, Nehalem Highway, a major route between Highway 26 and Astoria, and provides access to log markets in Astoria, Tillamook, Mist, and Forest Grove.

There is a total of 4,289± MBF on these two tracts, which are primarily 35 to 40 year-old Douglas-fir, western hemlock, and red alder. 49% or 2,098± MBF is Douglas-fir; 28% or 1,187± MBF is western hemlock; balance is mainly red alder, with a nominal amount of Sitka spruce.

Both properties are Site Index II, and can be purchased together, or individually.



The 80± acre tract contains an estimated 1,786 MBF, and is located on the north side of Highway 202, two miles south of Olney. There is no legal access. Physical access is from lands owned by Lewis & Clark Tree Farms located to the northwest and east. See Supplemental Information package for map.

Average age for the timber is 35 years, with volume of 22,235± BF/AC.

Existing logging roads will need to be improved so that ground-based harvesting can be accommodated.

Adjoining owners are private to the north, south, and west.

**LOCATION:** T7N, R8W, Sec 20, Tax Lots 100, Parcel No 14872, Clatsop County, Oregon

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 13, 202**